



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		PALMER ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	170
Owner 1:	DAVIS MONICA K			
Owner 2:				
Owner 3:				
Street 1:	26 HAYES LANE			
Street 2:				
Twn/City:	LEXINGTON			
St/Prov:	MA	Cntry	Own Occ: N	
Postal:	02420		Type:	

PREVIOUS OWNER

Owner 1:	MAXTON RUTH A -		
Owner 2:	-		
Street 1:	168-170 PALMER STREET #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Aluminum Exterior and 1268 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7134																
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 102			Condo			Prime NB Desc			CONDO			Total:			Spl Credit			Total:			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	465,800	3,900		469,700
Total Card	0.000	465,800	3,900		469,700
Total Parcel	0.000	465,800	3,900		469,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		370.43	/Parcel: 370.43

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	465,800	3900	.		469,700		Year end	12/23/2021
2021	102	FV	452,100	3900	.		456,000		Year End Roll	12/10/2020
2020	102	FV	445,300	3900	.		449,200	449,200	Year End Roll	12/18/2019
2019	102	FV	438,600	3900	.		442,500	442,500	Year End Roll	1/3/2019
2018	102	FV	387,400	3900	.		391,300	391,300	Year End Roll	12/20/2017
2017	102	FV	352,800	3900	.		356,700	356,700	Year End Roll	1/3/2017
2016	102	FV	352,800	3900	.		356,700	356,700	Year End	1/4/2016
2015	102	FV	325,700	3900	.		329,600	329,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		_/_/_

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 6/98,Building Number 1.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1925
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s	6		BR:s	3		Baths:	1		HB		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	174 - 7134

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	3	1
Totals				
1		6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.6%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj \$ / SQ:	403.556
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572209
Depreciation:	106431
Depreciated Total:	465778

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	403.56	
Special Features:	0	Val/Su Net:	367.35	
Final Total:	465800	Val/Su SzAd	367.35	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 044.A-0005-0003.0

[illegible]

More: N	Total Yard Items:	3,900	Total Special Features:		Total:	3,900
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,268	403.560	511,709
Net Sketched Area:		1,268	Total:	511,709
Size Ad	1268	Gross Area	1268	FinArea
				1268

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
9					
8					

IMAGE

AssessPro Patriot Properties, Inc

